

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF JANUARY 7, 1999

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, January 7, 1999 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1. Height Limitation for buildings in the C-4 and I-2 districts
    - 2.
  - B. Site Plan Reviews:
    - 1. Geoffrey Paine, 504 Water Street
    - 2.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (12/3/98)
  - B. New Business:
    - 1. Committee Appointments
    - 2.
  - C. Unfinished Business:
    - 1. Height Limitation for buildings in the C-4 and I-2 Zoning Districts
    - 2.
  - D. Other Communications:
    - 1.
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, Community Development Officer  
Kurt Schindler, County Planner  
Jack Dinsen, Manistee Township Zoning Board  
Don Alfred, Filer Charter Township Planning Commission  
Manistee News Advocate  
WMTE Radio  
WXYZQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardslee, Assessor

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development Officer

DATE: December 30, 1998

RE: Planning Commission Meeting, January 7, 1999

The January Planning Commission Meeting is scheduled for Thursday, January 7, 1999 at 7:00 p.m. in the Council Chambers.

First item on the Agenda is a Public Hearing for Height Limitation for buildings in the C-4 and I-2 Zoning Districts. Notice of the Public Hearing was advertised in the News Advocate. A copy of the proposed Zoning Amendment is attached.

Dr. Geoffrey Paine plans to build a new office building on Water Street. The property is located between Johnson's Funeral Home and Riverside Motel. Plans are to demolish the existing structure on the property. A Site Plan Review of the property shows all of the requirements of the Zoning Ordinance have been met except for parking. A copy of the request is enclosed for your review.

If anyone is unable to attend the meeting please call me at 723-2558. See you there!

JRR:djm

cc: City Council

Ordinance 98---

AN ORDINANCE TO AMEND IN PART  
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING  
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED,  
TO AMEND THE MANISTEE CITY ZONING ORDINANCE OFFICIAL MAP

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Section 1042. Height be amended to read as follows:

**1042. Height**

No *building or structure* or part thereof shall be *erected or altered* to a *height* exceeding thirty (30) feet, except *as follows:* that

- A. *Non-dwelling buildings or structures* other than *accessory buildings or structures*, shall be *erected or altered* to a *height* not exceeding the *height* provided for in Section 1070.C of this Ordinance.
- B. *Buildings or structures in the C-4 Commercial and I-2 Lakefront Industrial zoning districts may be erected or altered to a height of 40 feet.*
- C. *Buildings or structures in the I-2 Lakefront Industrial zoning district may be erected or altered to a height of 60 feet, provided: a fire lane shall be provided to within 20 feet of the building or structure. Said fire lane shall be paved and shall have a minimum width of 20 feet.*

Any *building or structure* or part thereof may be *erected or altered* to any *height* if approved by the *Appeals Board*, pursuant to its power to grant variances or the *Commission* in connection with a *Special Use Permit* application approval. This Section does not apply to radio, television antenna systems.

[Annotation: This Section was amended to change the word "may" to "shall", effective April 17, 1992.]

2. **CONFLICTING ORDINANCES:** All other ordinances in parts of ordinances, or amendments hereto, of the Manistee city in conflict with the provision of this ordinance are hereby repealed.
3. **EFFECTIVE DATE:** This Ordinance shall take effect on \_\_\_\_\_ upon publication in the Manistee News Advocate

\_\_\_\_\_  
Lorraine G. Conway, Mayor

Dated

ATTEST:

\_\_\_\_\_  
Kenneth J. Oleniczak  
City Clerk/Treasurer

Dated

***Application for  
Site Plan Review & Land Use Permit***

Location of Project: 400 Block of Water Street

Parcel Code #: 51 - 51 - <sup>365</sup>355 - 701 - 13

Name & Address of Applicant: \_\_\_\_\_

**Dr. Geoffery R. Paine D.D.S.  
449 River Street  
Manistee MI 49660  
(W) 723-7957 (H) 723 0182**

Brief description of work to be done: \_\_\_\_\_

**A new office building to house a single dental  
practice only, occupying approximately 3,000 sq. ft.  
on a parcel of 23,252 sq. ft. (0.534 Acre) total size.**

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: **Jon Rose  
Community Development Officer  
City of Manistee  
P.O. Box 358, 70 Maple Street  
Manistee, MI 49660**

For Questions call Jon Rose, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 ( PUD \$150.00)

# SITE PLAN REVIEW

NAME: Dr. Geoffery R. Paine D.D.S.  
449 River Street  
Manistee, MI 49660

PROPOSED USE:  
ZONING DISTRICT:

Dental Office  
C-4A

PARCEL CODE: 51-51-356-701-13

USE IS: ☒ Permitted  
☐ Special  
☐ Not Permitted

## BULK REGULATIONS

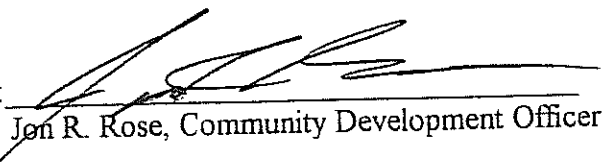
|                  | REQUIRED BY<br>ZONING | PROPOSED<br>IN PLAN       | COMPLIANCE<br>YES                   | NO                                  |
|------------------|-----------------------|---------------------------|-------------------------------------|-------------------------------------|
| PARCEL SIZE:     | 6,000 sq. ft.         | 23,252 sq. ft.            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| STREET FRONTAGE: | 60 ft.                | 164.7 ft.                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SETBACKS         |                       |                           |                                     |                                     |
| FRONT YARD       | 4 ft.                 | 4 ft.<br>(Except Parking) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| SIDE YARD        | 4 ft.                 | 5 ft.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| REAR YARD        | 4 ft.                 | n/a                       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| WATERFRONT       | 50 ft.                | 50 ft.                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| HEIGHT:          | 30 ft.                | <30 ft.                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PARKING:         | 29                    | 17                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| BUILDING AREA:   | n/a                   | 2,939 sq. ft.             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## SPECIAL DISTRICTS

|                    | APPLIES?                            |                                     | APPROVED?                |                                     |
|--------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
|                    | YES                                 | NO                                  | YES                      | NO                                  |
| HISTORIC OVERLAY:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| HIGH RISK EROSION: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| FLOOD PLAIN:       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| SOIL EROSION:      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

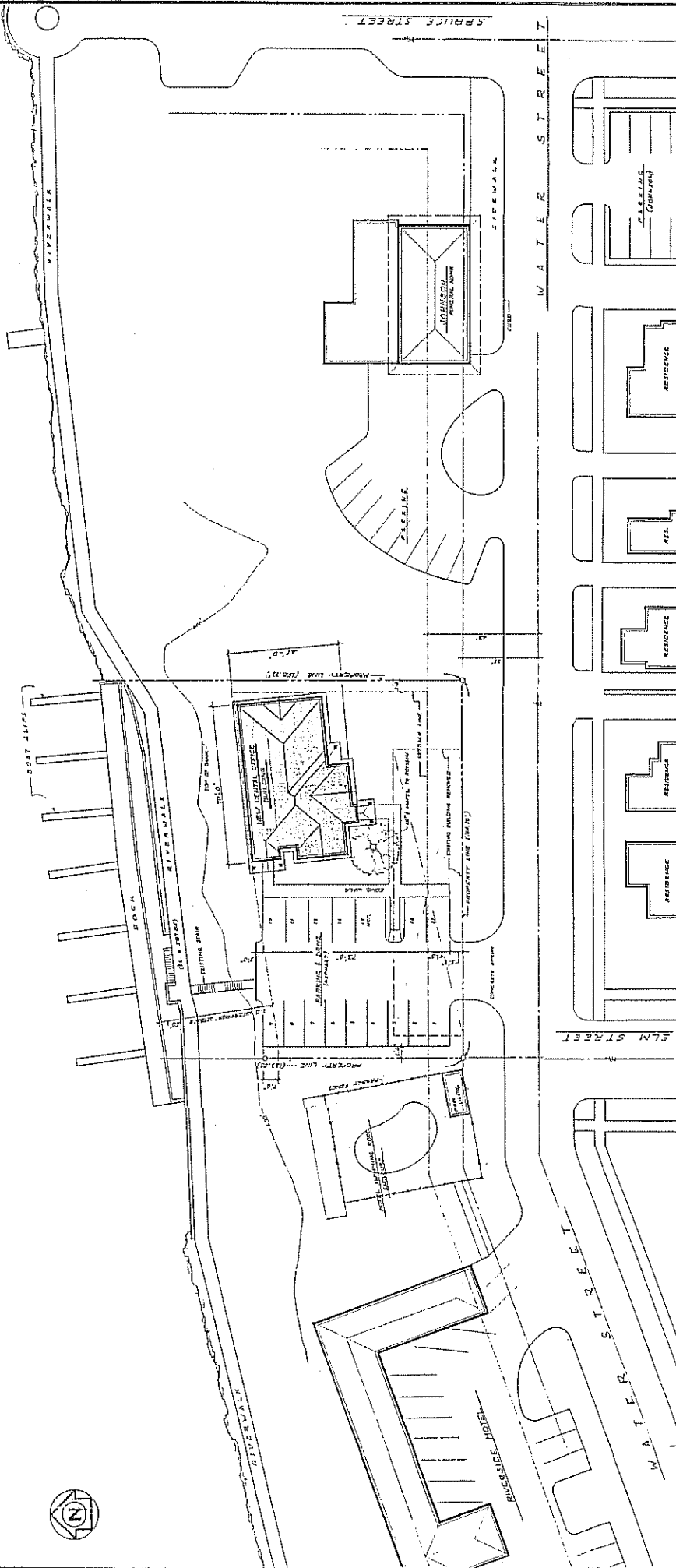
OTHER:

REVIEWED BY:

  
Jon R. Rose, Community Development Officer

DATE: December 29, 1998

MANISTEE RIVER  
(1/2" = 100 FT.)



# NEW DENTAL OFFICE BUILDING FOR DOCTOR GEOFFREY R. PAINE, D.D.S. AT 490 WATER STREET IN MANISTEE, MICHIGAN

## Legal Description of Parcel:

Lot 1, Block 1, of the 1st Addition to the City of Manistee, Michigan, as shown on the plat of the 1st Addition to the City of Manistee, Michigan, recorded in the Public Records of the County of Leelanau, Michigan, at the date of the recording of the plat of the 1st Addition to the City of Manistee, Michigan, and as shown on the plat of the 1st Addition to the City of Manistee, Michigan, recorded in the Public Records of the County of Leelanau, Michigan, at the date of the recording of the plat of the 1st Addition to the City of Manistee, Michigan.

## Project Description:

1. The site is presently occupied by a one-story green wooden building extending across the street front. This will be demolished and replaced by a new building.
2. The proposed new office building is being designed to house the dental practice of Dr. Geoffrey R. Paine, D.D.S., which has outgrown its present offices on River Street. The building will have a single floor designed to house only Dr. Paine's practice. It will contain a full basement for storage and utilities only and a small second floor used to house Dr. Paine's personal office.

## With a variance for parking and setbacks as shown, the project can proceed. The following required site information (utility locations and connections, surface and underground drainage, exterior lighting, etc.) will be designed and submitted for approval with the final construction documents.

3. The gross area occupied by the building is approximately 2739 sq. ft. and the net usable area of the main floor is approximately 2139 sq. ft.
4. This preliminary plan is being made with a request for consideration of a variance to resolve a conflict between setback and parking requirements of the zoning ordinance.

months of the zoning ordinance. To meet the parking requirements it has been necessary to increase approximately seven feet into the waterfront setback and into the frontage setback.

## PRELIMINARY SITE PLAN SCALE: 1" = 30' - 0"

APPLICANT AND OWNER:

Dr. Geoffrey R. Paine, D.D.S., 490 Elm St., Manistee, MI 49601

DESIGNER:

Tradition Environmental Design, Inc., 1000  
William J. Road, Adrian, Michigan

DATE: December 21, 1998